AGENDA

✓ Call to Order & Welcome
✓ Approval of Minutes
  • November 5, 2020
✓ Old Business
✓ New Business
  • FY 2022 AHSP Application Review Meeting Schedule Discussion
  • FY 2022 AHSP Guidelines Section III - Activities Restriction Discussion
  • Affordable Housing Services Program and Buncombe County 2020-2025 Strategic Plan Alignment
✓ Next Steps
✓ Announcements
✓ Public Comment
✓ Adjourn
PUBLIC COMMENT

Public Comment will be taken at the end of the meeting.

Please Sign-in now on the Sign-In Sheet if you wish to make public comment.

FY22 AHSP APPLICATION REVIEW MEETING SCHEDULE

Application Due
• February 15

Subcommittee Meeting Dates (1:00 – 2:30 p.m.)*
• March 16: Staff Summary Reports and Applications Presented
• April 6: Application Review / Discussion of Allocation and Budget
• April 20: Finalize Allocation Recommendation & Budget Request
Section III. Activities

“Eligible activities must take place outside the limits of the City of Asheville but within Buncombe County (except for the construction of units for rent (or non-revenue generating units)).”
BUNCOMBE COUNTY STRATEGIC PLAN 2020-2025

Educated and Capable Community

Vision: A county where all residents thrive and demonstrate resilience throughout their lives.

Goals & Objectives:
- Increase percentage of kindergarteners entering public school who demonstrate proficiency.
- Increase percent of children ages 0-5 served by high-quality licensed care.
- Commit to an affordable, age-friendly community where older adults are safe, well and engaged.

AHSP Could Prioritize Projects That:
- Address affordability for households with children
- Include a non-residential component associated with childcare
- Address affordability for older adults
- Include a non-residential component associated with engaging older adults

BUNCOMBE COUNTY STRATEGIC PLAN 2020-2025

Environmental & Energy Stewardship

Vision: High quality air, water, farmland and renewable energy for future generations.

Goals & Objectives:
- Continue commitment to renewable energy plan
- Continue commitment to energy efficiency efforts
- Encourage growth and development activities in areas where appropriate infrastructure is available

AHSP Could Prioritize Projects That:
- Include residential energy efficiency components
- Seeking alternative development approvals (Community Oriented Development for example)

AHSP Could Expand the Emergency Repair Program To:
- Encourage weatherization and renewable energy improvements be performed alongside other emergency repairs
Goals & Objectives:
• Increase safe, easy access and proximity for residents to a recreation space and/or public library within their own neighborhood.
• Increase access to public transportation, including public transit and paratransit services

AHSP Could Prioritize Projects That:
• Include a non-residential component that collocates a recreational space
• Include a non-residential component that collocates a public library
• Locate along existing fixed or deviated-fixed transit route

AHSP Could Request Applicants Provide:
• Information on project proposal economic impacts (temporary/long-term job creation, associated job wages, etc.)
• Describe broader economic impacts of the project
Goals & Objectives:
• Ensure that policies and practices eliminate barriers to allow for equitable opportunity
• Ensure representative and inclusive practices are reflected in decision making

AHSP Could Prioritize Projects That:
• Support equity, diversity and inclusion in the project team and the program/project recipients
• Has a principal which is a minority business/intends to engage a minority business as a subcontractor

AHSP Could Request Applicants Provide:
• Information regarding organizational systems, policies and practices that illustrate equity
• Information on intention to provide equitable opportunities to all program recipients

CONSISTENT THEMES

Non-Residential Components
• Childcare Facilities
• Facilities That Engage Older Adults
• Recreational Spaces
• Public Libraries
• Employment Opportunities/Job Creation
• Energy Efficiency Elements
• Along Transit Routes

Target Populations
• Households with Children
• Households with Older Adults

Concepts
• Wealth Building
• Project Economic Impact
• Applicants’ Systems, Policies, & Programs
• Equity
HOW TO ENCOURAGE NON-RESIDENTIAL COMPONENTS?

- Funding
  - New Markets Tax Credits
  - Low-interest Debt
  - Foundations and Grant Funders
  - County Partnership (i.e. Greenways, Library, etc.)

- Example:
  - AHSP could prioritize projects that include desirable non-residential components and/or offer lower loan rates or extended terms for those projects
  - AHSP funds could be made eligible to be directly supportive of non-commercial components, or compatible with more complex mixed-use capital stacks

NEW MARKETS: ELIGIBLE CENSUS TRACTS
EXAMPLES: NON-RESIDENTIAL COMPONENTS

Miller’s Court – Baltimore, MD
Mixed Use Property Containing Educator Housing and Non-Profit Office Space

Flance Early Learning Center – St. Louis, MO
Early Childhood Care and Education Center Providing Subsidized Services for 200 Children

EXAMPLES: NON-RESIDENTIAL COMPONENTS

Propeller – New Orleans, LA
Shared Office Space for Entities Addressing Social and Environmental Disparities

Eagle Market Place – Asheville, NC
Ground Floor Commercial Space Available to Local Small Businesses
HOW TO ENCOURAGE ENERGY EFFICIENCY?

• Residential alternative energy components
• Weatherization
• Example:
  • AHSP could require all construction projects be solar ready
  • AHSP could prioritize construction projects with alternative energy components (ex: solar panels)
  • AHSP could integrate weatherization opportunities into existing programs
• Encourage and Enhance Existing Partnerships
  • Mountain Housing Opportunities was able to install small PV systems at the East Haven and Eagle Market properties through support from the TD Bank Foundation

EXAMPLES: ENERGY EFFICIENCY

East Haven Apartments – Swannanoa, NC
Affordable Housing Services Program supported LIHTC project, which installed PV systems prior to lease up.
HOW TO ENCOURAGE WEALTH BUILDING & ECONOMIC IMPACT?

- Homeownership
- Downpayment Assistance Program
- Minority Business Development
- Employment Opportunities (during project development & after)
- Example:
  - AHSP could prioritize construction project projects that will engage MBEs and explicitly commit to job opportunities for disadvantaged residents
LOOKING BEYOND THE AHSP

- Commitment of land to projects
  - Ex: Facility study may yield opportunities
- Partnership
  - Ex: Greenways, recreational facilities, child development center, etc.
- County as applicant for external grant funds
  - Ex: CDBG-NR, Dogwood Health Trust, USDA, etc.
- Land development policies
  - Ex: Comprehensive Plan, Conditional zoning

NEXT STEPS

ANNOUNCEMENTS

PUBLIC COMMENT

ADJOURN